

COMMON COUNCIL MEETING

DECEMBER 1, 1992

Meeting to be called to order at 7:30 P.M. by Mayor Gene Eriquez

PLEDGE OF ALLEGIANCE
PRAYER

ROLL CALL

Fazio, Scalzo, Falzone, Gallo, Arconti, Coladarci, Boynton, Dennehy,
Setaro, Gogliettino, DaSilva, John Esposito, Dean Esposito, Outlaw,
Cassano, Charles, Boughton, Butera, Cipriani, Scozzafava, Trocolla

18 Present 3 Absent

PUBLIC SPEAKING

MINUTES - Minutes of the Common Council Meeting held November 5,
1992 and the Special Common Council Meeting held November 18, 1992

CONSENT CALENDAR - The following items were presented by J. Esposito

- ✓1 RESOLUTION - Grant from the State of Connecticut Local Substance Abuse Prevention Council
- ✓2 RESOLUTION - Grant to Improve Immunization Levels in Children - Birth to Age Two
- ✓3 RESOLUTION - Passway Rights - Liberty Street - Heyman/Rebello
- ✓4 COMMUNICATION - Donations to the Library
- ✓5 COMMUNICATION - Offer to donate sculptures to the City
- ✓6 COMMUNICATION - Recommendation to fill Vacancy as Zoning Commission Alternate
- ✓7 COMMUNICATION & CERTIFICATION - Request for Funds for Corporation Counsel's Office
- ✓8 COMMUNICATION & CERTIFICATION - Request for Funds for Town Clerks Office
- ✓9 COMMUNICATION & CERTIFICATION - Request for Funds for Charter Revision Commission
- ✓10 COMMUNICATION - Request to allocate \$5,000 from Danbury's Affordable Housing Fund to the Regional Resource Fund
- ✓11 COMMUNICATION - Public Improvement Bond Issue - 1983
- ✓12 COMMUNICATION - Borrowing of Funds- New Bond Issues
- ✓13 CERTIFICATION - Davon Project
- ✓14 COMMUNICATION - Main and South Streets - Maintenance Agreement

- ✓15 COMMUNICATION - Request to solve tax and foreclosure problems for lot on Wicks Manor Drive

- ✓16 COMMUNICATION - Request to accept Premium Point as a City Road

- ✓17 COMMUNICATION - Lease Amendment between the City of Danbury and New England Aircraft Sales

- ✓18 COMMUNICATION - Public Utilities Bright Clouds Project Inventory

- ✓19 COMMUNICATION - Report from Director of Finance regarding copying costs

- ✓20 COMMUNICATION - Reports regarding offer to sell Danbury Club to the City

- ✓21 COMMUNICATION - Reports regarding offer of land at 156 Deer Hill Avenue for sale to the City

- ✓22 DEPARTMENT REPORTS - Public Utilities, Public Buildings, Engineer, Highways, Parks and Recreation, Health and Housing, Fire Chief, Fire Marshall

- ✓23 REPORT & ORDINANCE - Food Service Establishments

- ✓24 REPORT & ORDINANCE - Health Department Exemption

- ✓25 REPORT - Children's Christmas Fund

- ✓26 REPORT - Replacement of Boiler at Hatters Park

- ✓27 REPORT - Authorization for Mayor to sign Construction Letter Agreement

- ✓28 REPORT - Mutual Aid Agreements for Fire Departments

- ✓29 REPORT - Restrictions on use of Athletic Fields to Residents/Tax-payers

- ✓30 REPORT - Request to purchase City property on Golden Hill

- ✓31 REPORT - Request to purchase City land on Alexander D Avenue

- ✓32 REPORT - Request to purchase or rent land on Lyons Street

- ✓33 PROGRESS REPORT - Agreement between the City and Harold Garafalo

There being no further business to come before the Common Council a motion was made by _____ for the meeting to be adjourned at _____ P.M.

CONSENT CALENDAR

December 1, 1992

- 1 - Approve grant from State of Connecticut Local Substance Abuse Prevention Council
- 2 - Approve grant from State of Connecticut to improve immunization levels in children, birth to two
- 3 - Approve acquisition of passway rights on Liberty Street
- 5 - Approve receipt of communication for donation of sculptures
- 7 - Approve request for \$15,000 for Corporation Counsel's Office
- 8 - Approve request for \$10,000 for Town Clerk's Office
- 9 - Approve request for \$1,000 for Charter Revision Commission
- 10 - Approve request to allocate \$5,000 to Regional Resource Fund for Affordable Housing
- 11 - Approve abandonment of Public Improvement Bond Issue of 1983 - \$39,159
- 12 - Approve borrowing of funds for New Bond Issue - \$500,000
- 13 - Approve appropriation of \$100,000 from Davon Project for Downtown Capital Improvements
- 14 - Approve Main and South Streets Maintenance Agreement - \$16,320 per year
- 18 - Approve Public Utilities Bright Clouds Project Inventory
- 20 - Approve receipt of reports on Danbury Club and reject offer of sale
- 21 - Approve receipt of reports on 156 Deer Hill Avenue and reject offer of sale
- 24 - Approve Health Department exemption from subsection 9-18(a)
- 25 - Approve dispersal of funds from Firewood sale
- 27 - Approve authorization for Mayor to sign Construction Letter Agreement
- 28 - Approve Mutual Aid Agreements for Fire Department
- 29 - Approve receipt of report and recommendations on use of athletic field
- 30 - Approve request to purchase City property on Golden Hill
- 31 - Deny request to purchase City property on Alexander D Avenue
- 32 - Approve request for license of property on Lyons Street
- 33 - Approve receipt of progress report regarding agreement between the City and Mr. Garafalo



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

GENE F. ERIQUEZ
MAYOR

(203) 797-4511

December 1, 1992

Honorable Members of the Common Council
City of Danbury, Connecticut 06810

Dear Council Members,

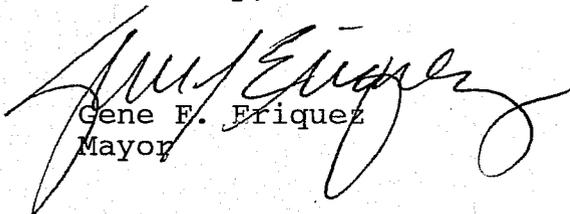
The Midwestern Connecticut Council on Alcoholism (MCCA) is requesting the City of Danbury apply for a grant through the State of Connecticut Local Substance Abuse Prevention Council.

The \$5,665 grant will enable MCCA to continue staffing the Student Assistance Programs currently underway at Danbury High School, the Alternative Center for Education, Broadview Middle School and Rogers Park Middle School. MCCA has received this grant since 1987.

The City acts solely as the fiduciary agent for MCCA.

Thank you, in advance, for approval of this request.

Sincerely,


Gene F. Eriquez
Mayor



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A. D., 19

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, The Midwestern Connecticut Council on Alcoholism, Inc. (MCCA) has requested that the City of Danbury, acting solely as its fiduciary agent, apply to the State of Connecticut Local Substance Abuse Prevention Council for a grant in the amount of \$5,665; and

WHEREAS, the grant funds, if awarded, will be used to staff the Student Assistance Programs for substance abuse prevention and intervention currently offered at Danbury High School, the Alternative Center for Education, Broadview Middle School and Rogers Park Middle School; and

WHEREAS, the grant will cover the period from October 1, 1992 through September 30, 1993;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF DANBURY THAT the City of Danbury, acting through its Mayor, Gene F. Eriquez, is hereby authorized to apply for said grant funds on behalf of The Midwestern Connecticut Council on Alcoholism, Inc., and that Mayor Gene F. Eriquez is authorized to sign the Letter of Award and accept said grant, if approved, in the capacity of its fiduciary, to sign all documents and do all things necessary to effectuate the purposes of said program.



CITY OF DANBURY

DANBURY, CONNECTICUT 06810

(203) 797-4625

HEALTH AND HOUSING DEPARTMENT
20 WEST STREET

November 19, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members Danbury Common Council
City Hall
155 Deer Hill Avenue
Danbury, CT 06810

Dear Mayor Eriquez and Common Council Members:

On June 2, 1992, the Common Council approved a request from the Department of Health and Housing to apply for a grant to improve immunization levels in children from birth to age two. We have since been informed by the State of Connecticut, Department of Health Services that the City of Danbury has been approved for a \$25,000.00 Immunization Grant.

The Grant term will run from October 1, 1992 to September 30, 1993 and will require no cash matching funds from the City.

As you are aware, childhood immunization against vaccine preventable diseases is an effective public health measure that benefits the entire community. Therefore, the Health and Housing Department requests that a resolution be adopted which will enable Mayor Eriquez to apply for said Immunization Grant funds.

Sincerely,

William Campbell
Director of Health



RESOLUTION

2

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A. D., 19

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the Common Council on June 2, 1992 approved a request from the Danbury Health and Housing Department to apply for a grant from the State of Connecticut Department of Health Services to improve immunization levels in children from birth to age two; and

WHEREAS, the Connecticut Department of Health Services has approved said application and has made grant funds in the amount of \$25,000 available to the Danbury Health and Housing Department to provide improved immunization services to children in the greater Danbury area; and

WHEREAS, the grant will cover the period from October 1, 1992 through September 30, 1993 with no local matching funds required;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF DANBURY THAT all prior actions of the Mayor of the City of Danbury, Gene F. Eriquez, or the Director of Health, William J. Campbell, as his designee, concerning this application are ratified by this resolution; and

BE IT FURTHER RESOLVED THAT Mayor Gene F. Eriquez or Director of Health William J. Campbell, as his designee, are hereby authorized to accept said grant funds and to make, execute and approve on behalf of the City of Danbury all contracts or amendments thereof with the State of Connecticut Department of Health Services regarding said grant and to take all necessary actions to effectuate the purposes thereof.



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

OFFICE OF THE CORPORATION COUNSEL

PLEASE REPLY TO:

DANBURY, CT 06810

November 24, 1992

Mayor Gene F. Eriquez
Members of the Common Council
City of Danbury, Connecticut

RE: Passway Rights - Liberty Street - Heyman/Rebello

Dear Mayor and Members of the Common Council:

Attached you will find a resolution authorizing this office to condemn rights to a certain passway from Liberty Street to Main Street existing pursuant to a deed dated November 30, 1956. Such condemnation is required because of difficulty encountered in locating the parties benefitting from such rights and in order to effectuate the Liberty Terrace downtown project.

Your approval of the attached resolution and deed description of these rights will assist in moving this project forward. Please feel free to call should you have any questions regarding this matter.

Very truly yours,

Laszlo L. Pinter
Assistant Corporation Counsel

cc: Dan Casagrande, Esq. (w/ Resolution and Deed)
Ward M. Mazzucco, Esq. (w/ Resolution and Deed)
Thomas VanLenten, Esq. (w/ Resolution and Deed)

FLORENCE HOROWITZ,

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.

Vincent S. Demita

Notary Public

VINCENT S. DEMITA
NOTARY PUBLIC STATE OF NEW YORK
No. 2437825
Qualified in Kings County
and Expires March 31st 1957

Joseph J. Koss
Secretary

Received for Record
Dec. 3, 1956

Attest: *Augustus B. ...*
Town Clerk

FORM 175 Connecticut WARRENT DEED

TITLILAND REGISTERED U.S. PAT. OFFICE
Tuttle Law Print Publishers, Hartford, Ct.

Go all People to Whom these Presents shall Come, Greeting;

Know Ye, That THE H. J. HEYMAN REALTY CORPORATION, a Connecticut corporation, having a principal office in the Town of Danbury, County of Fairfield, State of Connecticut, acting herein by Lazarus S. Heyman, its Treasurer, hereunto duly authorized,

for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

received to its full satisfaction of PAUL FERRELO of said Danbury,

do hereby give, grant, bargain, sell and confirm unto the said Albert Gabelle

All that certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Danbury, County of Fairfield, State of Connecticut, and bounded and described as follows:

Beginning at the intersection of the easterly line of land now or formerly of Charles C. Hitchcock (formerly of Mrs. J. B. Kent) and Liberty Street, and running thence easterly along said Liberty Street 40 feet, more or less, to land now or formerly of Joseph Gabrielle (formerly land of Charles Miller); thence southerly along land of said Gabrielle 132 feet 6 inches, more or less; thence westerly along land now or formerly of J. Clarence Harvey 30 feet, more or less, to land now or formerly of Henry Bernd; thence northerly along land of said Bernd 27 feet, more or less; thence westerly along land of said Bernd 15 feet 6 inches, more or less, to land now or formerly of Charles C. Hitchcock; thence northerly along land of said Hitchcock 95 feet 6 inches, more or less, to place of beginning.

Bounded North by Liberty Street; East by land of Joseph Gabrielle; South by land now or formerly of J. Clarence Harvey, and land formerly of Henry Bernd; each in part; and West by land formerly of Henry Bernd and land of Charles C. Hitchcock, each in part; and being the same premises described in a Warranty Deed dated August 1, 1942, and recorded in Vol. 167, page 249 of the Danbury Land Records.

Reserving to the Grantor, its successors and assigns, the free and uninterrupted use, liberty and privilege of and passage in and along a certain passageway or driveway of at least 10 feet in width, extending from Liberty Street to other premises of the Grantor, located at 177-179 Main Street in said Danbury, together with free ingress, egress and regress to and for the Grantor, its successors and assigns, and itself and their tenants, at all times forever hereafter into, along, upon and out of the said passageway, in common with the Grantee, his heirs and assigns, and his and their tenants.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee, his heirs, successors and assigns forever, to his and their own proper use and behoof.

And also, the said grantor does for itself, its heirs, executors, administrators, successors and assigns, covenant with the said grantee, his heirs and assigns, that at and until the ensealing of these presents, it is

well seized of the premises, as a good indefeasible estate in **FEE SIMPLE** and has good right to bargain and sell the same in manner and form as is above written, and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned, and a month to month lease on a portion of the above described premises to Raleigh Cruse.

And Furthermore, the said grantor does by these presents bind itself and its heirs, successors and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to and for the said grantee, his heirs, successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, the said grantor has hereunto set its hand and seal this 30th day of November in the year of our Lord nineteen hundred and **forty-six.**

Signed, Sealed and Delivered in presence of Albert H. Harris The M. J. HEYMAN REAL ESTATE BROKER
By Raymond J. Heyman Its Treasurer, hereunto duly authorized.

RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT



_____ A. D., 19

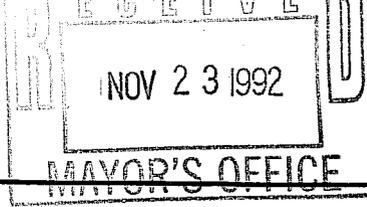
RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the City of Danbury and Davon Development Corporation have entered into an agreement for the redevelopment of property on Liberty Street in Danbury; and

WHEREAS, in order to permit the free and clear transfer of rights and title to allow such redevelopment, a certain encumbrance upon title must be released; and

WHEREAS, it is now in the best interests of the City of Danbury to obtain a release of any such encumbrance, eminent domain proceedings will be necessary if the City of Danbury cannot agree with the owners upon the amount, if any, to be paid for the rights to be taken in and to this property set forth in the attached Schedule A.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF DANBURY THAT the Corporation Counsel of the City of Danbury is hereby authorized to acquire the property interests set forth in the attached deed, either by negotiation or by eminent domain through the institution of suits with respect to the aforementioned property and the owners hereof, thier successors, heirs, and assigns and their respective mortgage holders and encumbrances, if any.



November 23, 1992

Mayor Gene F. Eriquez

City Hall

Dear Mayor Eriquez:

We have received the following donations:

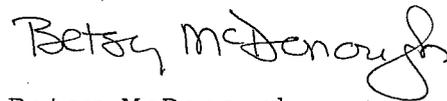
<u>DONOR</u>	<u>AMOUNT</u>
1. United Way of No. Fairfield County (donors employed by Olin Corp., 1-800-225-0418)	\$90.00
2. Steven M. Brainerd P.O. Box 77923, Tucson, AZ 85703	10.00

The funds need to be credited to the following line-items:

1. CONFERENCES	02-07-101-021002	\$90.00
2. BOOKS	02-07-101-061201	10.00

Please place these items on the agenda for the December Common Council meeting.

Sincerely,



Betsy McDonough
Director

c: D. Setaro
City Clerk



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Sharon M. Kaufman
ESCAPE
81 Main Street
Danbury, CT 06810
778-5987

Mr. Joseph DaSilva
President
Danbury Common Council

Dear Mr. DaSilva,

On behalf of the staff and students of ESCAPE, popularly known as "ESCAPE to the Arts", I would like to present an offer to donate to the city of Danbury a number of professional works of sculpture for the new green. The sculpture is to be created by Danbury youths under the instruction of professional artists and a tradesman welder. Each piece of sculpture would naturally be subject to approval by the Common Council prior to its placement.

There are a number of strategic locations suitable to carry works of art in Danbury. An exciting location would be on the new green. The subject matter of the sculpture could be popular issues addressed in a revolving exhibit. Another option could be permanent pieces chosen for their value as lasting exhibits. Or even, revolving displays for revolving locations. Any combination of these options would work wonderfully.

The young men and women that will participate in creating these sculptures are either viewed as high risk or underprivileged; sometimes both. This is their opportunity to contribute in a positive fashion to their community. The sense of pride they will gain will stay with them for the rest of their lives. (Not to mention what it could mean for the revival of downtown Danbury.) This may be Danbury's shining opportunity to show pride in its youth. A few will go on to pursue sculpture as a way of life. These children are making their choices right now: gangs, drugs or legitimate activities. We hope to guide them in the right direction with artistic pursuits and your confidence.

We have a few ideas that we would like to present to the Council. If approved and completed in time, perhaps the first piece could be unveiled during First Night celebration. If you are interested in pursuing this, please call me at your earliest convenience. I will look forward to your response, as we believe we can contribute a great deal to our city and the success of our youth.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon M. Kaufman". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Sharon M. Kaufman
Executive Director
ESCAPE, Inc.

ALAN BARRY & ASSOCIATES
ATTORNEYS AT LAW

NOV 30 1992

MAYOR'S OFFICE

cc

ALAN M. BARRY
JAY B. MATZ
*MURRAY L. HOUGH
*KEVIN L. HOFFKINS
*also admitted in New York

Sixty-Four North Street
Danbury, CT 06810
Telephone (203) 797-9600
Fax (203) 798-6186

November 25, 1992

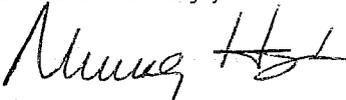
Honorable Gene Eriquez
Mayor, City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut 06810

Dear Mr. Mayor:

Enclosed please find my resume' upon the direction of Larry Reifberg, Chairman of the Democratic Town Committee with regard to my appointment to the Zoning Commission.

I enthusiastically accept the opportunity to participate as a member of the Commission and to serve the City of Danbury.

Yours truly,


MURRAY L. HOUGH

MLH:cct
Encl.

MURRAY HOUGH

30 Eastwood Road
Danbury, Connecticut 06811
(203) 778-9549

CURRICULUM VITAE

EXPERIENCE

Attorney January 1990 - Present
Alan Barry & Associates Danbury, Connecticut
Practice areas: personal injury, wills & trusts,
real estate, corporate, bankruptcy, commercial and
civil litigation.

Adjunct Professor Spring Semester 1990
Western Connecticut
State University Danbury, Connecticut
Taught course entitled The African-American and the
Constitution. Surveyed and analyzed U.S. Supreme
Court cases which interpreted and applied the
Constitution with regard to the status of blacks
and protection of civil rights.

Attorney Dec. 1988-Jan. 1990
Bai, Pollock & Dunnigan Bridgeport, Connecticut
Associate in litigation firm. Practice areas:
medical malpractice, products liability, insurance
defense and subrogation, general negligence.

Chief Clerk/Manager Dec. 1987-Dec. 1988
Connecticut Superior Court Norwalk, Connecticut
Managed and directed the caseflow of criminal and small
claims cases in conjunction with the presiding Judge.
Established court and office procedures; implemented
Judicial Department policies and directives.

Clerk March, 1986-Dec. 1987
Connecticut Superior Court Stamford, Connecticut
Clerk to the administrative and presiding judges of the
civil and criminal courts. Managed the civil calendars
and criminal dockets and all phases of pre-trial and
trial conduct.

EDUCATION

Pace University School White Plains, New York
of Law Juris Doctor, June 1985
Honors: New York Trial Lawyers Association,
Thurgood Marshall Scholarship Award
U.S. Jaycees Outstanding Young Man of America
American Jurisprudence Award in Torts

The University of Storrs, Connecticut
Connecticut Bachelor of Arts, May 1980
Communication Science/Marketing
Honors: Dean's List

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ADMISSIONS
& ASSOC'S

New York Bar	Connecticut Bar
New York Bar. Assoc.	Ct. Trial Lawyers Assoc
Phi Alpha Delta Law Fraternity	Danbury Bar Assoc.
Federal District Court, District of Connecticut	
Southern District of New York	
Eastern District of New York	

CIVIC &
COMMUNITY
INVOLVEMENT

Board Member of Southwest Connecticut Council of the
Girl Scouts
Member of the 1990 Charter Revision Commission,
City of Danbury
Member of Danbury Branch of the NAACP
Member of Kappa Alpha Psi Fraternity, International

DEMOCRATIC TOWN COMMITTEE

P. O. BOX 164

DANBURY, CONNECTICUT 06810

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November 20, 1992

To: The Honorable Mayor Gene Eriquez

From: Lawrence M. Riefberg, Chairman
Danbury Democratic Town Committee

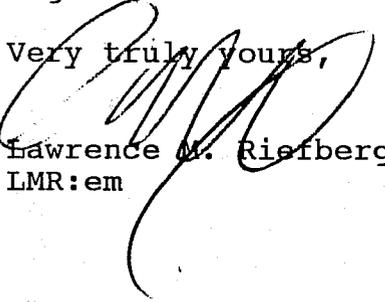
Re: Zoning Board Alternate Vacancy

Dear Gene:

The Danbury Democratic Town Committee would like to go on record to support Murray Hough, a Danbury Democrat, for the current vacancy on the Zoning Commission. Mr. Hough is an Attorney with the law firm of Alan Barry & Associates and we believe that his experience, commitment and knowledge qualify him for the position.

Please put this matter on the common council agenda as promptly as possible. The Town Committee unanimously support Mr. Hough and we urge the common council to do likewise.

Very truly yours,


Lawrence M. Riefberg
LMR:em



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810
OFFICE OF THE CORPORATION COUNSEL

PLEASE REPLY TO:

DANBURY, CT 06810

November 23, 1992

Hon. Gene F. Eriquez, Mayor
Hon. Members of the Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut

Re: Request for Funds

Dear Mayor and Common Council Members:

I have just been advised by the Department of Finance that we have run short in the Outside Services Account. This deficiency is due, in part, to the number of conflict cases as well as the high cost of sheriff's fees and court entry fees generated by the high volume of cases coming out of the Health and Housing Department.

Working with the Finance Department, we have estimated that an additional \$15,000.00 will be needed in this account before the end of the fiscal year. That amount, when added to the amount already budgeted, will be in line with what the needs of this office have historically been.

Please consider this request in the usual fashion.

Sincerely,

Eric L. Gottschalk
Acting Corporation Counsel

ELG:r

c: Dominic A. Setaro, Jr.
Director of Finance



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

DOMINIC A. SETARO, JR.
DIRECTOR OF FINANCE

(203) 797-4652
FAX: (203) 796-1526

November 23, 1992

MEMO TO: Hon. Gene F. Eriquez
via the Common Council

CERTIFICATION #10

FROM: Dominic A. Setaro, Jr.
Director of Finance

RE: Town Clerk

I hereby certify the availability of \$10,000 to be transferred from the Contingency Fund to the accounts listed below in the Town Clerk's Office budget.

Part-time Services	02-02-161-010500	\$5,000.00
Printing & Binding	02-01-161-022000	\$5,000.00

Balance of Contingency Fund	\$587,216.67
Less pending requests	- 29,213.00
Less this request	<u>- 10,000.00</u>

Balance \$548,003.67

Dominic A. Setaro, Jr.

DAS/jg

cc: Michael Seri





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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

TOWN CLERK'S OFFICE
(203) 797-4531

MICHAEL R. SERI
Town Clerk

November 23, 1992

Honorable Mayor and Members of Common Council

I am requesting an additional \$10,000 for the operation of the Office of the Town Clerk.

The unanticipated activities associated with this years election impacted heavily on the budget. There was an unprecedented increase in the number of voter registrations and an exceptionally high percentage of votes were cast in the presidential election year.

Because of the poor economy, this office also processed an exceptionally high number of liens, foreclosures, attachments and re-mortgages. More instruments were recorded this year to date than were recorded all of last year.

Another factor was the placing of additional responsibilities by the state on the Town Clerks Office. To compound matters, the employee with the most election experience in the department retired.

As a result of these events, the overtime accrued has been exhausted and transfers made from one line items to another in attempt to meet these unanticipated expenses.

Michael R. Seri

Michael R. Seri

MRS/cw

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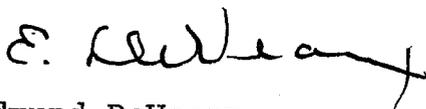
November 20, 1992

Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, Ct. 06810

Attn: Joseph DaSilva
Common Council President

Re: Addition To Common Council Agenda

We of the Charter Revision Commission would like to request the Common Council make available to this Commission for preliminary office expense to cover such necessities as stationary, secretary, tape recorder etc, the amount of \$1000.



Edmund DeVeaux
Chairman Charter Revision Committee



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CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

GENE F. ERIQUEZ
MAYOR

(203) 797-4511

December 1, 1992

Honorable Members of the Common Council
City of Danbury, Connecticut 06810

Dear Council Members:

As a result of contributions from the Union Carbide Corporation, Danbury's Affordable Housing Fund has a balance of over \$70,000. As we develop affordable housing here in Danbury, we also want to encourage its development throughout the region.

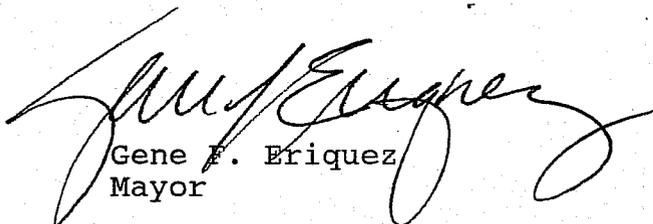
Danbury has been a leader in building regional cooperation to develop affordable housing. As you may recall, our administration sponsored a Regional Housing Summit in March of 1990. One of the accomplishments of this summit was the establishment of the Housatonic Valley Council of Elected Officials Affordable Housing Resource Fund.

This Fund has provided resources for the ten town HVCEO region to draw on for the development of affordable housing initiatives within each respective municipality. Attached is correspondence from HVCEO detailing how those resources have been used and the success of the Fund.

Based on the success so far, I respectfully request that you approve allocating \$5,000 from Danbury's Affordable Housing Fund to this Regional Resource Fund so other municipalities may adequately address affordable housing needs in their communities, thereby benefitting our entire region.

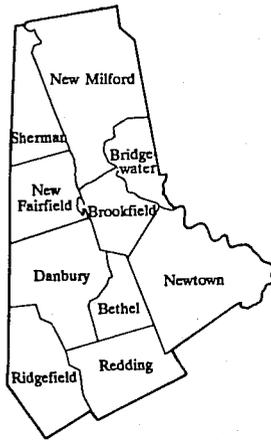
Thank you for your cooperation.

Sincerely,



Gene F. Eriquez
Mayor





10

NOV 16 1992

MAYOR'S OFFICE

**HOUSATONIC VALLEY
COUNCIL OF ELECTED OFFICIALS**

Old Town Hall, Rts. 25 & 133
Brookfield, Connecticut 06804
Phone: 775-6256 Fax: 740-9167

November 13, 1992

MEMORANDUM

TO: Gene Eriquez, Mayor
FROM: David Hannon, Senior Planner *DH*
RE: HVCEO Affordable Housing Resource Fund

Per your recent request, the following is a brief description of the disbursements made from HVCEO's matching grant Affordable Housing Resource Fund and the activities in support of affordable housing which have occurred as a result of these investments. I have also attached a sheet which summarizes the sources of income to, and disbursements from, HVCEO's Affordable Housing Resource Fund since its inception in March of 1991. Please call me if you desire further information on this subject, and thank you to the City of Danbury for its support of this program.

To briefly summarize the status of activities which have been sponsored by grants from the fund:

1. The Town of Bethel received a grant of \$1,500 to prepare its Development Designation Application to the Connecticut Department of Housing (CT DOH). This application summarizes the findings of a housing needs assessment analysis and describes the proposed affordable housing project activities to be pursued by Bethel. The Development Designation has been submitted to CT DOH and favorable action is expected in the very near future.
2. The Town of Brookfield received grants in the amount of \$750 and \$400 to help in the survey and assessment of the physical site conditions of a parcel of Town owned land being considered for the development of affordable housing. The assessment of this site proved positive and the Town was granted \$4,500 to help in the preparation

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of preliminary architectural work for the development of this site into affordable housing. This work and the financial feasibility and organization work being prepared by Fairfield 2000 will be presented to Town residents for their consideration and adoption.

3. The Town of New Fairfield was granted \$1,000 to be used for the preparation of its Development Designation Application to the CT DOH. This application summarizes the findings of the housing needs assessment analysis prepared by the Town and describes the proposed affordable housing project activities to be pursued by the Town. The Development Designation has been completed and submitted to the Board of Selectmen. In addition, the Town of New Fairfield was successful in securing a competitive Small Cities grant for the rehabilitation and preservation of existing affordable housing units in Town. This housing rehabilitation program will help to ensure the continued availability of the Town's existing affordable housing stock. The Town of New Fairfield's Zoning Commission also passed an affordable elderly housing zone in the Town Center area, which is being proposed for development by private developers.
4. The Town of Newtown was granted \$5,000 in July of 1991 to prepare a comprehensive Housing Needs Assessment Survey, which was distributed to every household and most businesses in Newtown to determine the need for affordable housing. Since the completion of this survey, the Newtown Housing Partnership has worked on the preparation of its application for Development Designation to the Connecticut Department of Housing, which will enable the Town to obtain grants for the development of affordable housing, as identified in the goals/project section of the application. In addition, a local private non-profit developer has come forward in Newtown with plans to develop an affordable housing project; the Housatonic Chapter of Habitat for Humanity's proposal to develop affordable housing on Town owned land was endorsed by the Newtown Housing Partnership and the Newtown Zoning Commission adopted a floating Affordable Housing Development Zone.
5. The Town of Redding was granted \$2,000 for use in the preparation of a detailed Housing Needs Assessment, which was distributed to every household and most of the businesses in Redding to determine the need for affordable housing. The results of this assessment identified the need for affordable housing and the Town was granted \$1,000 for the preparation of its Development Designation Application to the CT DOH, which will make it eligible to apply for CT DOH grants in support of the development of affordable housing. This application summarizes the findings of the housing needs assessment analysis prepared by the Town and describes the proposed affordable

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housing project activities to be pursued by the Town. The Development Designation has been completed and submitted to CT DOH and favorable action is expected in the very near future. In addition, the Town has submitted an application to CT DOH for financial assistance in the development of affordable elderly housing.

In summary, five of HVCEO's member communities have directly benefitted from grants from the affordable housing resource fund. As you can see from the brief description of activities to date, substantial progress is being made and much remains to be done. The assistance from the City of Danbury in helping to create and endow HVCEO's Affordable Housing Resource Fund has been tremendous, and we hope that the City will be in a position to continue its support for affordable housing activities on a regional basis.

attachment:

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HVCEO AFFORDABLE HOUSING RESOURCE FUND
STATEMENT OF CASH FLOW
(03/1/91 TO 11/13/92)

BEGINNING BALANCE - MARCH 1, 1991	\$ -0-
ADD INCOME	
United Way (March '91)	\$10,000
City of Danbury (August '91)	10,000
Interest Earned to Date (Estimated)	685

 TOTAL INCOME	 \$20,685
LESS DISBURSEMENTS	
Town of Newtown (July '91)	\$ 5,000
Town of Redding (July '91)	2,000
Town of New Fairfield (Oct.'91)	1,000
Town of Redding (Oct.'91)	1,000
Town of Brookfield (Jan.'92)	750
Town of Bethel (Feb.'92)	1,500
Town of Brookfield (June '92)	400
Town of Brookfield (Oct.'92)	4,500

 TOTAL DISBURSEMENTS	 \$16,150
ENDING BALANCE- NOVEMBER 13, 1992 (Est.)	\$ 4,535



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

DOMINIC A. SETARO, JR.
DIRECTOR OF FINANCE

(203) 797-4652
FAX: (203) 796-1526

November 13, 1992

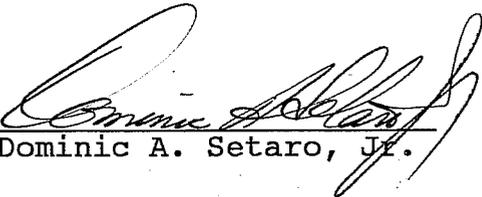
MEMO TO: Hon. Gene F. Eriquez
via the Common Council

FROM: Dominic A. Setaro, Jr.
Director of Finance

RE: Public Improvement Bond Issue - 1983

The above-named bond issue which was approved on November 8, 1983 has now been completed and there remains unspent authorized funds in the amount of \$39,159. I hereby request as per City Charter Section 7-9G that the Common Council approve the abandonment of this project at its December meeting so that these amounts will no longer be part of the debt computation schedule for the City.

If you need any additional information, feel free to give me a call.


Dominic A. Setaro, Jr.

DAS/jg



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

DOMINIC A. SETARO, JR.
DIRECTOR OF FINANCE

(203) 797-4652
FAX: (203) 796-1526

November 19, 1992

MEMO TO: Hon. Gene F. Eriquez
via the Common Council

FROM: Dominic A. Setaro, Jr.
Director of Finance

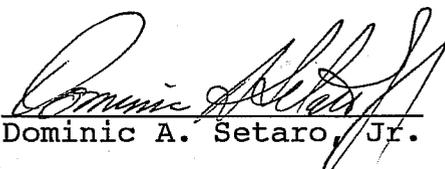
RE: Borrowing of Funds - New Bond Issues

As is customary with any new bond issue, I request that the Common Council authorize us to borrow monies from either the General Fund, Water Fund, Sewer Fund, etc. for preliminary expenditures rather than the City going out for bond anticipation notes and incurring interest costs, legal costs, etc.

As you know, two bond issues were approved by the voters-- \$4.4M for general public improvements and \$4.3M for dam improvements. As an example, in the public improvement bond issue, the owners of property on Main and Boughton Streets have agreed to the City's offer to purchase that property for \$215,000, and we would like to have the closing as soon as possible.

I would request that the Common Council at its December 1 meeting authorize the borrowing of \$500,000 from the General Fund and \$500,000 from the Water Fund to cover preliminary expenses for these bond issues. These monies will only be borrowed when there are actual expenditures, and \$500,000 is the maximum amount at this time that we would request.

If you need any additional information, feel free to give me a call.


Dominic A. Setaro, Jr.

DAS/jg





CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

DOMINIC A. SETARO, JR.
DIRECTOR OF FINANCE

(203) 797-4652
FAX: (203) 796-1526

November 30, 1992

MEMO TO: Hon. Gene F. Eriquez
via the Common Council

FROM: Dominic A. Setaro, Jr.
Director of Finance

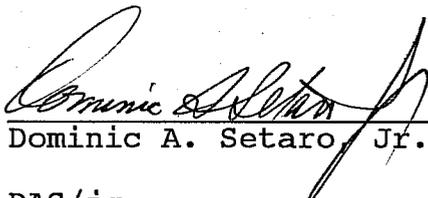
RE: Davon Project

CORRECTED
CERTIFICATION

At a special meeting on Novmeber 18, 1992, the Common Council approved the proposed agreement between Davon Development Corporation and the City. As part of the contract between the City and Davon, the \$100,000 paid to the City for public improvements is to be used by the City for public improvements in the redevelopment area.

I would request that at its next meeting the Common Council approve the appropriation of the \$100,000 in a new capital line item entitled, "Downtown Capital Improvements". As is customary, we will amend the City's Revenue Account in a like amount (\$100,000).

Should you need any additional information, feel free to give me a call.


Dominic A. Setaro, Jr.

DAS/jg





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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

DOMINIC A. SETARO, JR.
DIRECTOR OF FINANCE

(203) 797-4652
FAX: (203) 796-1526

November 23, 1992

MEMO TO: Hon. Gene F. Eriquez
via the Common Council

CERTIFICATION

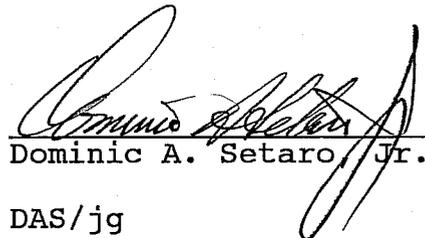
FROM: Dominic A. Setaro, Jr.
Director of Finance

RE: Davon Project

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I would request that at its next meeting the Common Council approve the appropriation of the \$100,00 in a new capital line item entitled, "Downtown Capital Improvements". As is customary, we will amend the City's Revenue Account in a like amount (\$100,000).

Should you need any additional information, feel free to give me a call.



Dominic A. Setaro, Jr.

DAS/jg



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

GENE F. ERIQUEZ
MAYOR

(203) 797-4511

November 23, 1992

Honorable Members of the Common Council
City of Danbury, Connecticut

RE: Main and South Streets - Maintenance Agreement

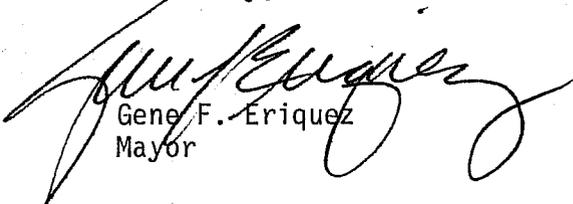
Dear Council Members:

In March of 1967, the City of Danbury entered into an agreement with the State of Connecticut whereby the City agreed to maintain Main and South Streets and the State agreed to compensate the City for that work at the annual rate of \$2,975.00.

We have now successfully concluded negotiations with the State aimed at revising that agreement to increase the compensation paid to the City. If approved by the Common Council, the new agreement would provide an increase in the compensation rate from the present \$2,975.00 per year to \$16,320.00 per year, commencing on July 1, 1992. A copy of the proposed agreement is enclosed for your review.

Please consider this proposal and authorize me to sign the revised agreement with the State of Connecticut.

Sincerely,



Gene F. Enriquez
Mayor

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Redding Road
Georgetown CT 06829
November 23, 1992

Common Council
City of Danbury
155 Deer Hill Avenue
Danbury CT 06810

Dear Members of the Common Council:

My name is Joe Nazzaro and I am writing you on behalf of my father, Louis Nazzaro and my uncle, Anthony Nazzaro, who are the owners of Lot #124008, Wicks Manor Drive. We are asking you for some help in solving a problem shared by ourselves and the City of Danbury.

Our lot is designated as open space. The lot is not a wetland. It was required by the City as open space but the City would not and still will not accept ownership. In the past we have tried to solve this dilemma by discussing removal of the open space designation so that the lot could be buildable. When we found that we would never be able to build on the lot and the City would never accept ownership through donation, we stopped paying property taxes on it. Tax foreclosure is not a desirable solution, but it appeared to be the only solution.

In September of this year we learned of the Swampfield Land Trust, Inc. Dr. Phillip Wiedel and Attorney Peter Hunt of Swampfield Land Trust have indicated that the Swampfield Land Trust would like to have our property donated to the Swampfield Land Trust.

A donation of our property to the Swampfield Land Trust would solve this dilemma and benefit all parties. We, as owners, would have a final disposition of the property and avoid the unpleasant experience of having our property foreclosed on. The City of Danbury could close the books on this problem without going through the expense of foreclosure and the City would not end up owning a property it does not want. The Swampfield Land Trust would benefit by acquiring another property to be protected.

The only hinderance to our donation of the property to the

November 23, 1992

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Swampfield Land Trust is the outstanding taxes, interest and penalties due on the property. The total due is approximately \$5,250.00. Of this total, \$3,000.00 is the tax due. The balance is interest and penalties.

Because of the unusual status of our property, we petition the Common Council to partially abate our liability to the City of Danbury. We offer to pay \$3,000.00 of the outstanding balance with the condition that we donate our lot to the Swampfield Land Trust Inc. Please allow us this request so that all may benefit.

Thank you.

Sincerely,



Joseph Nazzaro

cc: Anthony Nazzaro
Louis Nazzaro
Peter Hunt, Esq.
Karin NeJame, Esq.

enclosure: map and tax bill

P.S. I can be reached at 544-9347

15

SANGELI
S 71° 23' 04" E

582° 41' 30" E
35.69
STONE BOUND

587° 24' 02" E
66.81
57° 05' 43" E
28.90

N 36° 26' E
36.00
N 35° 00'

N 28° 02' 08" E
106.39

N 52° 00' 41" E
79.65
N 71° 51' 60" E

N 75° 04' 45" E
101.22

N 62° 03' 39" E
62.51

OPEN SPACE
4.122 ACRES

N 58° 13' 24" W
20800

8382

33
1.915 ACRES

31
1.988 ACRES

391.76
185.76

W 15" 10' 46" S
37° 05' S

N 41° 20' W
19102

N 10° 41' 20" W
100.00

C=148.29
223.40
R=500

R=364.95
L.C.=13000

R=314.95
L.C.=350.00

19
1.073 ACRES

L.C.=308.90

L.C.=117.95

L.C.=100.05

R=942.77

S 46° 57' 42" W
279.80

N 30° 28' 00" W
225.69

C20 DRAINAGE EASEMENT
N 50° 41' 58" E
1.132 ACRES

L.C.=1200

R=892.77

R=19150.00

L.C.=14155

W 11° C K S

30
1.178 ACRES

R=2945
L.C.=44.56

58° 52' 23" W
223.04

52° 23" W
250.59

DRAINAGE
249.98
22.22
126.0

20
1.132 ACRES

356.58'

L.C.=

L.C.=

L.C.=

ACCESSWAY
58° 52' 23" W
250.59

250.59

250.59

S 58° 52'

15

REM
LOT# I24008
NAME NAZZARO LOUIS & ANTHONY
ADDRESS REDDING ROAD
CITY GEORGETOWN CONN
PROPERTY-LOCATION

CITY OF DANBURY-REAL ESTATE

06829

12 31 91

YR	LIST	TAX BILLED	TAX DUE	INTEREST	LIEN	TOTAL DUE
82	12860	343.96	270.09	40.51	19.00	329.60
83	13044	364.52	364.52	522.18	19.00	905.70
84	13177	384.28	384.28	481.29	19.00	884.57
85	13708	411.20	411.20	441.02	19.00	871.22
87	14716	289.24	289.24	206.09	19.00	514.33
88	14835	312.40	312.40	166.37	24.00	502.77
89	14947	335.04	335.04	118.12	24.00	477.16
90	15043	335.04	335.04	57.81	24.00	416.85
91	15112	335.04	335.04	5.03	.00	340.07
		.00	.00	.00	.00	.00
	TOTAL		3,036.85	2038.42	167.00	5,242.27

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ALAN BARRY & ASSOCIATES
ATTORNEYS AT LAW

ALAN M. BARRY
JAY B. MATZ
*MURRAY L. HOUGH
*KEVIN L. HOFFKINS
*also admitted in New York

November 20, 1992

Sixty-Four North Street
Danbury, CT 06810
Telephone (203) 797-9600
Fax (203) 798-6186

HAND DELIVERED AND REGULAR MAIL

City Clerk
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: Subdivision: Premium Point
Map # : 9038
Construction
of New Road: Premium Point Lane
Covenant : Book 909, Page 246
dated December 19, 1988

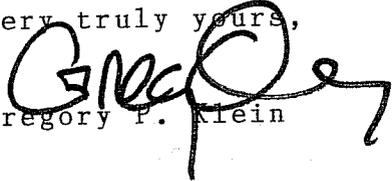
Dear Sir/Madam:

This office represents North Fork Associates Ltd.
Partnership, owner of the above-referenced subdivision.

Road work on Premium Point has been completed, and we wish to
have the road inspected for regulatory compliance by the City
Engineer and Highway Department, accepted by the Common Council
and the covenant released by the Planning Commission.

I greatly appreciate your efforts to place this matter on the
agendas of each of the referenced City departments and to advise
me of any scheduled inspections or hearings.

Very truly yours,


Gregory P. Klein

GPK:tp
cc: City Engineer
Planning Commission
Common Council
North Fork Associates, Ltd. Partnership

AMENDED EXHIBIT C

(a) During the remainder of the Initial Term and for the Option Period, the LESSEE shall pay to the LESSOR as rent per acre/per year for the Premises accruing at the rates set forth below, opposite the respective year of this lease:

Commencing as of:

January 1, 1993	\$2,600.00
January 1, 1994	\$2,785.60
January 1, 1995	\$2,971.20
January 1, 1996	\$3,156.80
January 1, 1997	\$3,342.40
January 1, 1998	\$3,528.00
January 1, 1999	\$3,713.60

Commencing as of January 1, 2000 and as of the first day of each subsequent year of the Initial Term and the Option Period, the LESSEE shall pay to the LESSOR \$3713.60 hereinafter the "base rent" per acre/per year increased by \$185.60 per acre/per year OR by the increase in the United States Consumer Price Index, computed annually for the year ending immediately prior to the rental year for which rent is paid and as such increase is added to said "base rent", WHICHEVER IS LESS.

(b) Further, notwithstanding the foregoing, in the event that Business Aircraft Center, Inc., owned principally by Robert Zohn, pays LESSOR the ANNUAL TOTAL RENTAL set forth below opposite the years indicated, LESSEE shall pay LESSOR a per acre annual rent for the years indicated in an amount equal to that paid by Business Aircraft Center to LESSOR plus \$1.00 (One Dollar).

Commencing as of:

	<u>Annual Total Rental</u> (Based on 5 acres)	<u>Per Acre</u>
January 1, 1993	\$19,856.00	3,971.20
January 1, 1994	\$20,784.00	4,156.80
January 1, 1995	\$21,712.00	4,342.40
January 1, 1996	\$22,640.00	4,528.00
January 1, 1997	\$23,568.00	4,713.60
January 1, 1998	\$24,496.00	4,899.20
January 1, 1999	\$25,424.00	5,084.80



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

DANBURY MUNICIPAL AIRPORT
P.O. BOX 2299
WIBLING ROAD

AIRPORT ADMINISTRATOR
PAUL D. ESTEFAN
(203) 797-4624

November 20, 1992

Mrs Elizabeth Crudginton
City Clerk
City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut

Dear Mrs. Crudginton:

The Aviation Commission at its regular scheduled meeting held on Monday November 16, 1992 voted to forward the lease amendment between the City of Danbury and New England Aircraft Sales to the Common Council for their decision and approval.

I have enclosed a copy of the lease and minutes for your files.

Sincerely,

Paul D. Estefan
Airport Administrator/
Aviation Commission Secretary

CC: Attorney Pinter
File

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LEASE AMENDMENT 1/1/93

THE CITY OF DANBURY AND
NEW ENGLAND AIRCRAFT SALES

THIS AGREEMENT, made this day of 1993,
by and between THE CITY OF DANBURY (hereinafter LESSOR), a
municipal corporation organized and existing pursuant to the
laws of the State of Connecticut, and Ronald Whelan, d/b/a NEW
ENGLAND AIRCRAFT SALES (hereinafter LESSEE) with a business
address at P.O. Box 2022 Danbury Connecticut 06813.

W I T N E S S E T H:

WHEREAS, The parties hereto entered into a Lease
Agreement, dated July 14, 1989 for premises located at the
Danbury Municipal Airport and more particularly described in
Schedule A appended to said Lease Agreement (hereinafter "the
Lease")

WHEREAS, The parties hereto wish to amend the Lease in the
following respects:

NOW, THEREFORE, in consideration of ONE (\$1.00) DOLLAR and
of the agreements herein contained, the parties agree as
follows:

1. DELETION OF AIRPORT TENANT CLASSIFICATION

That NEAS shall no longer be deemed an Airport Tenant as defined by the Minimum Standards For Lease And/Or Use of Danbury Municipal Airport Effective May 10, 1988. The Aviation Commission of the City of Danbury agrees to grant LESSEE A "Category A" fuel permit as set forth in Section 7.5 (a) (1) of said Standards. Said permit shall be granted to LESSEE by separate action of the Aviation Commission contemporaneously with the execution and/or commencement of this Lease Amendment.

2. ADDITIONAL AREA:

The LESSOR hereby covenants and agrees with the LESSEE that in the event additional land area adjacent to or contiguous with the demised premises becomes available for aviation related purposes, and in connection with the operation of LESSEE'S facility, the LESSOR shall lease to LESSEE such adjacent or contiguous property pursuant to the terms and conditions of the lease and of this amendment. The rental to be paid by the LESSEE for any such additional property shall be in accordance with the rent schedule and "per acre" calculations established in Amended Exhibit C (Rental Payments) attached hereto and made a part hereof and shall be paid on a "pro rata" basis in accordance therewith.

3. RENT ADJUSTMENT:

Commencing January 1, 1993, or upon the execution of this agreement, whichever is later, the LESSEE shall pay LESSOR rent in the annual amounts (paid quarterly) and in accordance with the guidelines set forth on AMENDED EXHIBIT C attached hereto and made a part hereof. The LESSEE agrees that said AMENDED EXHIBIT C supersedes in all respects EXHIBIT C of the Lease.

In all other respects, the Lease remains in full force and effect as to the parties and may only be amended in accordance with the written agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this day of 1993.

Signed, Sealed and Delivered
in the Presence of:

CITY OF DANBURY

By: _____
Gene F. Eriquez
Its Mayor

By: _____
Ron Whelen d/b/a
NEW ENGLAND AIRCRAFT SALES

AMENDED EXHIBIT C

(a) During the remainder of the Initial Term and for the Option Period, the LESSEE shall pay to the LESSOR as rent per acre/per year for the Premises accruing at the rates set forth below, opposite the respective year of this lease:

Commencing as of:

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January 1, 1999	\$3,713.60

Commencing as of January 1, 2000 and as of the first day of each subsequent year of the Initial Term and the Option Period, the LESSEE shall pay to the LESSOR \$3713.60 in rent per acre/per year PLUS \$185.60 per acre/per year OR the United States Consumer Price Index, computed annually for the year ending immediately prior to the rental year for which rent is paid, WHICHEVER IS LESS.

(b) Further, notwithstanding the foregoing, in the event that Business Aircraft Center, Inc., owned principally by Robert Zohn, pays LESSOR the annual rent set forth below opposite the years indicated, LESSEE shall pay LESSOR a per acre annual rent for the years indicated in an amount equal to that paid by Business Aircraft Center to LESSOR plus \$1.00 (One Dollar).

Commencing as of:

		<u>Per Acre</u>
January 1, 1993	\$19,856.00	3,971.20
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January 1, 1999	\$25,424.00	5,084.80



18

CITY OF DANBURY
 PUBLIC UTILITIES
 NOV 4 1992
 Discard Date _____
 Permanent _____
 File Code _____

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

**WATER, SEWER, RECYCLING &
 SOLID WASTE DEPARTMENTS**
 797-4539

**WILLIAM J. BUCKLEY JR., P.E.
 SUPERINTENDENT OF PUBLIC UTILITIES**

November 4, 1992

TO: Mayor Gene F. *Phiquez*
 FROM: Mr. *William Buckley*, Supt. of Public Utilities
 RE: WATER DEPARTMENT INVENTORY

=====

I have been advised by Mr. Setaro that the following additions, deletions, and modifications to our inventory must be approved by the City of Danbury Common Council. All of the changes are ones that occurred as a result of the Bright Clouds Ministry's water line extension. You will recall that Bright Clouds had submitted plans and specifications for the extension of water consistent with the Common Council approval and that approval included the City of Danbury Water Department providing Bright Clouds with 1,300 feet of 12 inch pipe and 2 hydrant assemblies.

Through no fault of the City, Bright Clouds was slow in getting the engineering work started for the job and further delays within their organization resulted in scheduling problems for the delivery of the material needed for the job. In order to assist them in getting the job completed so that the church and school could open on time, it was agreed that they would order the materials for their job and turn those materials over to the Water Department when they arrived. It was further agreed, that in consideration of them turning over certain materials to us that we would provide materials to them so that they could complete their job on schedule. This is what was done.



In order to properly credit, delete and modify our inventory we need the approval of the Common Council on this matter. I respectfully request that you forward this matter to the Common Council for their approval and ask that you lend your support regarding this matter. I am sure you recognize that this was an extremely difficult job and we did everything within our powers to keep the job moving. Thank you for your consideration.

WJB:

cc: Mr. Dominic Setaro
Mr. Jack Schweitzer
Mr. Rick Gottschalk
Mr. Basil Fricia

ATTACHMENTS



19

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

DOMINIC A. SETARO, JR.
DIRECTOR OF FINANCE

(203) 797-4652
FAX: (203) 796-1526

November 13, 1992

MEMO TO: Common Council
FROM: Dominic A. Setaro, Jr.
Director of Finance
RE: Item #10 - November Agenda

At the November 5, 1992 Council meeting, item #10 was referred to this office for a response within thirty days. In reviewing the attached request, I have enclosed for you a copy of a memo that was sent by Acting Corporation Counsel, Eric Gottschalk in reference to the required charges for copies.

It is my understanding that it is the policy of the City that the news media receive copies of all documents for free as do Council members and other City officials. In some cases, there are departments that may not charge the public for copies depending on the documents that are reproduced; for example, a copy of a document that the City paid for to be produced, like zoning regulations, versus a copy of a letter in a file.

It is my understanding that the City could elect to waive all charges for copying if it so desired, and the Common Council could also adopt a resolution or an ordinance establishing a policy for the City.



Dominic A. Setaro, Jr.

DAS/jg

Attach.

Enc.





19

CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810
OFFICE OF THE CORPORATION COUNSEL

PLEASE REPLY TO:

February 27, 1991

DANBURY, CT 06810

To: All Department Heads
From: Eric L. Gottschalk, Acting Corporation Counsel
Re: Copying Costs

As you know, the Freedom of Information Act establishes a maximum fee for copies of public records. That fee, established in Section 1-15 of the Connecticut General Statutes, is fifty cents per page.

After discussing this matter with Mayor Eriquez, it was decided that since the Act only fixes a maximum fee, a uniform policy with regard to the cost of copies should be established. Accordingly, please be advised that henceforth, all requests for copies under the Freedom of Information Act should be billed to the party making the request at the rate of fifty cents per page.


Eric L. Gottschalk

ELG:r



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

November 23, 1992

ENGINEERING DEPARTMENT
(203) 797-4641

JOHN A. SCHWEITZER, JR., P.E.
CITY ENGINEER

Mayor Gene F. Eriquez
Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, Ct. 06810

Dear Mayor and Common Council Members:

22 West Street
156 Deer Hill Avenue

After reviewing the above referenced properties for possible purchase by the City of Danbury, it was found that it was not possible to make a recommendation regarding these properties without knowing more concerning the future needs of the City.

Therefore, as an aid in evaluating these properties and others that may come before the Common Council, it is recommended that a committee be appointed by the Mayor to investigate the short term and long term needs of the City. Once these needs are known, future referrals of potential property acquisitions can be evaluated on a systematic basis.

Very truly yours,



John A. Schweitzer, Jr., P.E.
Director of Public Works

JAS/gw



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

September 2, 1992

PLANNING & ZONING DEPARTMENT

(203) 797-4525

To: Planning Commission

From: Planning Department

Re: Common Council Referral - Offer of Danbury Club building for sale

We have reviewed the offer of Frank J. Thomas, President of the Danbury Club, to sell the club's building to the City of Danbury. The building, located at 22 West Street (Assessor's Lots I14143, I14145) is located within the CL-CBD commercial zoning district.

A parking area to the rear of the site, accessed from Foster Street, contains 23 parking spaces. The parking total will be decreased by at least one, and possibly two, of the standard parking spaces in order to provide the required handicapped parking space. The remaining parking spaces would be adequate to reuse the building for certain uses which may be of interest to the City: municipal offices, library, museum, or shelter.

Of the uses, it does not appear necessary at this time to provide additional library or museum space. Before acquiring additional property for a shelter, the Common Council should ascertain whether additional shelter area is needed. The costs for converting the building into a shelter may prove prohibitive for the use obtained. It appears that the use of the building which would prove most advantageous to the City is as offices for municipal departments.

The City presently has a number of departmental offices spread throughout the city in leased office area. The purchase price of this site could be off-set by the savings in rental fees. The City would likely incur some additional costs to renovate the building and bring it up to code standards. Additionally, there has been discussion in the past regarding the expansion of City Hall to include space for nearly all City departments. If the expansion of City Hall is contemplated to happen during the coming decade, then perhaps the purchase of property for municipal offices, together with costs associated with improvements, is not a wise expenditure. If the expansion is not likely during the next decade, the purchase of the property may be of benefit to the City in the long term.

23 Aug

20



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

PLANNING COMMISSION

(203) 797-4525

September 8, 1992

Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

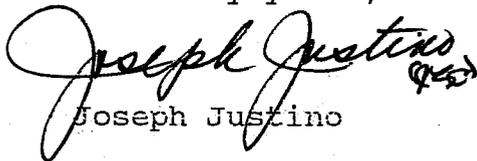
Re: 8-24 Referral - Offer of the Danbury Club Building
for sale

Dear Council Members:

The Planning Commission at its meeting September 2, 1992 motioned a negative recommendation for the offer of the Danbury Club Building to the City for the reason the Commission feels the City does not need this particular building.

The motion was made by Mr. Deeb, seconded by Mr. Zaleta and passed with "ayes" from Commissioners Deeb, Zaleta, Sibbitt, and Hyman.

Sincerely yours,


Joseph Justino

JJ/jlc



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

November 23, 1992

ENGINEERING DEPARTMENT
(203) 797-4641

JOHN A. SCHWEITZER, JR., P.E.
CITY ENGINEER

Mayor Gene F. Eriquez
Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, Ct. 06810

Dear Mayor and Common Council Members:

22 West Street
156 Deer Hill Avenue

After reviewing the above referenced properties for possible purchase by the City of Danbury, it was found that it was not possible to make a recommendation regarding these properties without knowing more concerning the future needs of the City.

Therefore, as an aid in evaluating these properties and others that may come before the Common Council, it is recommended that a committee be appointed by the Mayor to investigate the short term and long term needs of the City. Once these needs are known, future referrals of potential property acquisitions can be evaluated on a systematic basis.

Very truly yours,


John A. Schweitzer, Jr., P.E. SD
Director of Public Works

JAS/gw



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

PLANNING COMMISSION

(203) 797-4525

July 22, 1992

Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: 8-24 Referral - Offer of land for sale at 156 Deer Hill Avenue

Dear Council Members:

The Planning Commission offers the following report and recommendation:

Pandolfi Properties, Inc, has offered the City a property lot located at 156 Deer Hill Avenue. The property, containing .66 acre and approximately 92 feet street frontage, is located directly across Deer Hill Avenue from City Hall. The lot is shown as Lot No. I14107 on the attached map. The price offered to the City is \$250,000.

The site is located within an RH-3 zoning district, which allows a variety of commercial uses, including offices or parking areas. Presently, the City is in need of additional space for offices, as well as for parking. This lot is conveniently located to serve these needs. If developed properly, the lot could potentially provide a parking area containing approximately 66 spaces, or an office having approximately 12,000 square feet with a parking area containing the required amount of on-site parking.

A site visit by the Planning Department staff revealed that the site has previously been excavated and much of the lot is at least 15 feet below the level of the road and adjacent properties. In order to develop the lot, a significant amount of fill will be required, costing approximately \$150,000 according to a general estimate obtained from a local excavator. The estimate was based upon general information, without being site specific, and was given only for the type of fill necessary for a parking area. Development of the site to provide a building would be costlier.

Land for Sale on Deer Hill Ave.
July 22, 1992
Page 2

While the property is conveniently located near City Hall and could provide needed office space and/or parking, the cost of purchase and development may be prohibitive at this time.

Recognizing the present financial status of the City, the Planning Commission gives a Negative Recommendation to this proposal.

The motion was made by Mr. Zaleta, seconded by Mrs. Hyman and passed with "ayes" from Commissioners Zaleta, Hyman, and Justino.

Sincerely yours,



Joseph Justino
Chairman

JJ/jlc



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

July 20, 1992

PLANNING & ZONING DEPARTMENT

(203) 797-4525

To: Mayor Gene F. Eriquez and the Common Council

From: Dennis I. Elperin, Planning Director

Re: Offer of property at 156 Deer Hill Avenue

As requested, we have reviewed the offer of Pandolfi Properties to sell the City the above noted property. Attached is a memo prepared by my staff.



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

July 15, 1992

PLANNING & ZONING DEPARTMENT

(203) 797-4525

To: Planning Commission

From: Daniel C. Leppo, Associate Planner

Re: 8-24 Referral - Offer of property at 156 Deer Hill Avenue

Pandolfi Properties, Inc, has offered the City a property located at 156 Deer Hill Avenue. The property, containing .66 acre and approximately 92 feet street frontage, is located directly across Deer Hill Avenue from City Hall. The lot is shown as Lot No. I14107 on the attached map. The price offered to the City is \$250,000.

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While the property is conveniently located near City Hall and could provide needed office space and/or parking, the cost of purchase and development may be prohibitive at this time.



22

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

WATER, SEWER, RECYCLING &
SOLID WASTE DEPARTMENTS
797-4539

WILLIAM J. BUCKLEY JR., P.E.
SUPERINTENDENT OF PUBLIC UTILITIES

TO: Common Council - City of Danbury

FROM: *William J. Buckley* Superintendent of Public Utilities

DATE: November 6, 1992

RE: Landfill and Recycle Center Monthly Report - Month of
OCTOBER, 1992

I. Landfill - Tonnage (In)

	5120.58	
A.) Total Tonnage	_____	
	4667	
B.) Billable Tonnage	_____	
		327
C.) Residential Roll-off Containers	_____	
	77.58	
D.) City Trucks	_____	
	49	
E.) Leaves	_____	

II. Recycle Center - Tonnage (Out)

	170.92	
A.) Total Tonnage	_____	
	12.66	
B.) Comingle Tonnage	_____	
	16.72	
C.) Corrugated Tonnage	_____	
	50.42 GT	
D.) Scrap Metal Tonnage	_____	
	62.21	
E.) Newspaper	_____	
	N/A	
F.) White Office Paper	_____	
		NO BATTERIES WERE PICKED UP IN OCTOBER
G.) Batteries	_____	
	23.44	
H.) Glass	_____	
		1.18
I.) Redemption Containers	_____	
	4.29	
J.) Tires	_____	



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475 GALLONS

- K.) Oil _____ NO ANTIFREEZE PICKED UP IN OCTOBER
- L.) Antifreeze _____

III. Fill Trucks - Tonnage (In)

5313

- A.) Total Cover _____

IV. Special Revenue

2495.00

- A.) Firewood Sales \$ _____
33.00
- B.) Woodchips \$ _____
23.00
- C.) Compost \$ _____
433.00
- D.) Redemption Containers \$ _____

IV. Special Projects

-October 17, 1992 the Recycling Center sponsored a pumpkin givaway and Junk Art display from Escape. Over 100 Danbury permits were given out and less than 10 out of towners were turned away. Also, composting information was handed out.

-Brown leaf bags have been distributed at both the Recycling Center and to residents who put plastic bags out.



Handwritten initials

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

WATER AND SEWER DEPARTMENTS
797-4539

WILLIAM J. BUCKLEY JR., P.E.
SUPERINTENDENT OF PUBLIC UTILITIES

TO: Common Council - City of Danbury

FROM: Mr. William J. Buckley, Superintendent of Public Utilities

DATE: November 9, 1992

RE: SEWER DEPARTMENT MONTHLY REPORT - MONTH OF OCTOBER 1992

I. WASTE WATER TREATMENT:

A) Sewage Processed:	<u>223,400,000</u>	<u>GALLONS</u>
B) Septic Waste Processed:	<u>900,925</u>	<u>GALLONS</u>
C) Sludge Processed:	<u>215,923</u>	<u>POUNDS</u>

II. QUALITY:

A) B.O.D.:	<u>166</u>	<u>IN</u>	<u>12</u>	<u>OUT</u>	<u>93</u>	<u>% REMOVAL</u>
B) Suspended Solids:	<u>297</u>	<u>IN</u>	<u>21</u>	<u>OUT</u>	<u>93</u>	<u>% REMOVAL</u>
C) Phosphorus (seasonal):	<u>8.6</u>	<u>IN</u>	<u>4.2</u>	<u>OUT</u>	<u>51</u>	<u>% REMOVAL</u>

III. PUMP STATION OPERATION:

A) Beaver Brook:	<u>49.4</u>	<u>HOURS RUN</u>
B) SOUTHFIELD:	<u>8.07</u>	<u>HOURS RUN</u>
C) Mill Plain:	<u>178.3</u>	<u>HOURS RUN</u>
D) BACKUS :	<u>16.6</u>	<u>HOURS RUN</u>
E) Tarrywile:	<u>46.0</u>	<u>HOURS RUN</u>
F) Turner Road:	<u>4.5</u>	<u>HOURS RUN</u>
G) FORD AVENUE:	<u>n/a</u>	<u>HOURS RUN</u>
H) INDIAN GLEN:	<u>60.7</u>	<u>HOURS RUN</u>
I) DELAY STREET:	<u>73.3</u>	<u>HOURS RUN</u>

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IV. COLLECTION SYSTEM:

Complaints:

Number Received: 1 Number Completed: 1

Pipe Cleaned: 1,300 FEET

Pipe Inspected: -0- FEET

COMMENTS:

WJB:bds

cc: Mrs. Betty Crudginton, City Clerk
Mr. Matt Isles, Chief Operator Sewage Treatment Facility



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

WATER AND SEWER DEPARTMENTS
797-4539

WILLIAM J. BUCKLEY JR., P.E.
SUPERINTENDENT OF PUBLIC UTILITIES

TO: Common Council City of Danbury

FROM: Mr. William J. Buckley, Superintendent of Public Utilities

DATE: November 9, 1992

RE: WATER DEPARTMENT MONTHLY REPORT - MONTH OF OCTOBER 1992

I. WATER PRODUCTION:

- A) Margerie Water Treatment Facility: 82.4 MG.*
 - B) West Lake Water Treatment Facility: 129.2 MG.
 - C) Kenosia Well Field: -0- MG.
 - D) Osborne Street Well Field: -0- MG.
 - E) Other: -0- MG.
- (*MG. = Million Gallons)

II. RAINFALL:

- A) Past Month: 2.40
- B) Past Year: 48.80
- C) January through Month of report: 41.38

III. WATER STORAGE:

- A) Margerie Reservoir: 95.0 (10-26-92)
- B) West Lake Reservoir: 77.0 "
- C) East Lake Reservoir: 64.3 "
- D) TOTAL: 82.4 "

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IV. WATER PUMPED:

- A) Park Ave Pump Station: _____ -0- MG.*
 - B) Padanaram [High School] Pump Station: _____ -0- MG.
 - C) Shelter Rock Pump Station: _____ 3.1 MG.
 - D) West Conn Pump Station: _____ 2.4 MG.
 - E) Margerie Pump Station: _____ 3.0 MG.
 - F) Topstone Pump Station: _____ -0- MG.
 - G) Wooster Heights Pump Station: _____ -0- MG.
 - H) Hillside Pump Station: _____ -0- MG.
- (*MG. = Million Gallons)
- I) West Lake High Service Pump Station: _____ 55.8 MG.

V. WATER TRANSFERRED:

- A) East Lake to Margerie Reservoir: _____ 87.6 MG.*
 - B) Padanaram to Margerie Reservoir: _____ -0- MG.
 - C) Kohanza to West Lake Reservoir: _____ -0- MG.
 - D) Kenosia Diversion to West Lake Reservoir: _____ -0- MG.
 - E) Kenosia Wells to West Lake Reservoir: _____ -0- MG.
- (*MG. = Million Gallons)

VI. ALGAE CONTROL:

No Treatment Required

VII. SURVEY OF WATER SOURCES:

- A) Lead - Copper - No. 2 Completed
- B) Quarterly Organics and THM's under test
- C) _____
- D) _____

VIII. COMPLAINTS:

Number Received: 2 Number Completed: 2

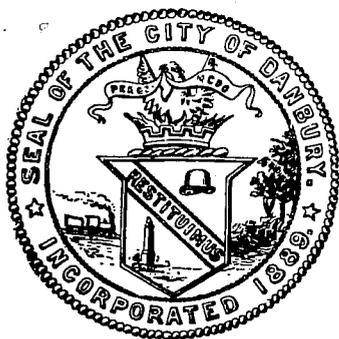
Comments:

Colored water complaint at Commerce Road (Dead-end).
Hydrant flushed. Water Quality Restored.

WJB:bds

cc: Mrs. Betty Crudginton, City Clerk

23



ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

December 1, 1992

Be it ordained by the Common Council of the City of Danbury:

THAT Section 8A-1 of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

As used in this chapter, the term "food service establishment" shall mean any fixed or mobile restaurant, industrial feeding establishment, catering kitchen, cafeteria, commissary, food store or market, or similar place where food or drink is sold or prepared for sale or for service on the premises or elsewhere. The phrase "food service establishment" shall not include farmers and gardeners whose sales are limited to the produce of their farms and gardens.

EFFECTIVE DATE: This Ordinance shall take effect thirty (30) days after adoption and publication, as provided by law and Section 3-10 of the Charter of the City of Danbury, Connecticut.

Adopted by the Common Council - December 1, 1992
Approved by Mayor Gene F. Eriquez - December 2, 1992

ATTEST: *Elizabeth Crudginton*
ELIZABETH CRUDGLINTON
City Clerk



24

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

Re: Health Department Exemption

The Common Council met as a committee of the whole at 7:10 P.M. on November 23, 1992 to review an ordinance regarding the Health Department Exemption from subsection 9-18(a). This would allow the Director of Health the authority to grant exemptions from the restriction of the placing of materials in any basement, box, vault or cellar within forty feet from any street line, dwelling or public building if exceptional difficulty or unusual hardship would occur.

Discussion revealed that the forty foot restriction would still be in place unless the Director of Health granted an exemption. The reasons for exemption comes from the growth of the City through the years.

John Esposito moved to recommend approval of the proposed ordinance. The motion was seconded by Mr. Charles. Motion carried with Mr. Scalzo voting in the negative.

Respectfully submitted,



JOSEPH DaSILVA, Chairman



24

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

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Respectfully submitted,

JOSEPH DaSILVA, Chairman



ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

December 1, 1992

Be it ordained by the Common Council of the City of Danbury:

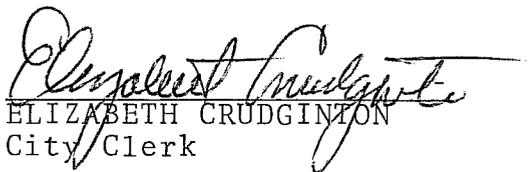
THAT Section 9-18 of the Code of Ordinances of Danbury, Connecticut is hereby redesignated as Subsection 9-18(a); and,

THAT the Code of Ordinances of Danbury, Connecticut is hereby amended by adding a Subsection to be numbered 9-18(b) which said subsection reads as follows:

(b) The Director of Health may grant an exemption from the provisions of Subsection 9-18(a) which restrict the placement of materials in any basement, box, vault or cellar within 40 feet of any street line, dwelling or public building if, owing to conditions especially affecting any particular parcel of property, literal enforcement would result in exceptional difficulty or unusual hardship.

EFFECTIVE DATE: This Ordinance shall take effect thirty (30) days after adoption and publication, as provided by law and Section 3-10 of the Charter of the City of Danbury, Connecticut.

Adopted by the Common Council - December 1, 1992
Approved by Mayor Gene F. Enriquez - December 2, 1992

ATTEST: 
ELIZABETH CRUDGINTON
City Clerk



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

November 18, 1992

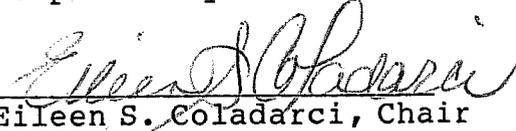
REPORT

To: The Honorable Mayor Gene F. Eriquez
The Honorable Members of The Common Council

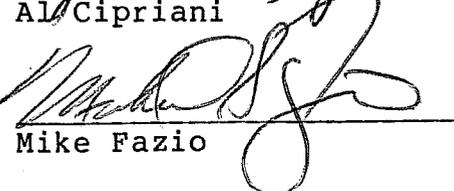
The subcommittee to review the use of funds received from the Common Council firewood sale on December 6, 1992 met on November 17, 1992 at 7:30 PM in Room 432. In Attendance were Councilwoman Coladarci and Councilman Fazio. Also in attendance was Mrs. Lynn Waller.

Councilwoman Coladarci suggested that we continue, as in prior years, to donate the money to the Children's Christmas Fund and to the Hanahoe Clinic. A discussion regarding the two organizations followed and it was decided that area children would benefit from the donation. A motion was made by Councilman Fazio that the money received on the date of the sale be split between the two organizations and was seconded by Councilwoman Coladarci. The motion passed unanimously. The meeting adjourned at 7:35 PM.

Respectfully submitted,


Eileen S. Coladarci, Chair


Al Cipriani


Mike Fazio



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

November 18, 1992

REPORT

To: The Honorable Mayor Gene F. Eriquez
The Honorable Members of The Common Council

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Respectfully submitted,

Eileen S. Coladarci, Chair

Al Cipriani

Mike Fazio



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

Re: Replacement of Boiler at Hatters Park

The Common Council Committee appointed to review the request regarding the replacement of the boiler at Hatters Park met on November 23, 1992 at 5:00 P.M. in Room 432 in City Hall. In attendance were committee members Dennehy and Scozzafava. Mr. Boynton was unable to attend. Also in attendance were Director of Finance Dominic Setaro, Director of Parks and Recreation Robert Ryerson, Building Supervisor Rick Palanzo. Mr. Scozzafava made a motion to waive the rules. Seconded by Miss Dennehy. Motion carried unanimously.

Mr. Palanzo and Mr. Ryerson explained the bidding procedure. They said they received three bids. This was the lowest. An additional cost (not expected from the original bid) was the temporary heating of the building (Miss Dennehy asked about the time difference (bid done in June, now it is November). Mr. Palanzo said the company was causing the delay. After further discussion Mr. Scozzafava made a motion that the transfer be approved as indicated in certification letter #8 on October 24, 1992 where \$28,213 from the contingency fund and \$10,275 from the Hatters Park account to a new capital account entitled "Hatters Park Improvements". Seconded by Miss Dennehy. Motion carried unanimously.

Under discussion, Mr. Setaro anticipated that the \$28,213 will be available prior to the end of the fiscal year for appropriation if needed by various departments. This amount would come from money generated by various rents accumulated by Hatters Park.

Respectfully submitted,

KATHLEEN DENNEHY, Chairman

ERNEST BOYNTON

JOSEPH SCOZZAFAVA



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CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

November 23, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

Re: Authorization for the Mayor to Sign a Construction Letter Agreement (State Project No. 34-244)

The committee appointed to review the request for authorization for the Mayor to sign a construction letter agreement met on November 23, 1992 at 7:30 P.M. in Room 432 of City Hall. In attendance were committee members Setaro, John Esposito and Scozzafava. Also in attendance were Fire Chief Antonio Lagarto, Assistant Corporation Counsel Laszlo Pinter and Council members DaSilva, Arconti, Troccola, Scalzo, and Dean Esposito, ex-officio.

Chief Lagarto explained that the State Department of Transportation is in the process of completing roadwork to Routes 39 and 53 which includes removing utility poles and power lines. Included in the removal of the poles and lines are the removal of municipal alarm boxes and cables related to City fire service. Since these unshielded cables must be upgraded by the City, the Fire Department seeks to coordinate this project with the State sponsored roadwork. Through the Agreement at issue, the City will bear the cost of the cable materials (\$2,103.80) while the State will reimburse the City for the labor of the \$4,207.60 project. If approved, the Agreement grants the City partial reimbursement for the amount of a project for which the City would otherwise bear the entire cost.

Mr. Scozzafava inquired as to what areas of the City would be effected by the cable and alarm box work. Chief Lagarto stated that the cables and alarms relate to fire service to the schools and alarm boxes in the area of North and South Streets. Mr. Setaro questioned the application of the hold harmless clause in the Agreement and the extent of City liability with regard to the State sponsored work. Attorney Pinter stated that the contractor for the road work is an agent of the State and, therefore, the City would be liable only for negligent acts by City personnel.

After discussion, Mr. Scozzafava moved to recommend to

the Common Council that the Mayor be authorized to sign the Construction Letter Agreement between the State of Connecticut and City of Danbury with regard to State Project Number 34-244. Seconded by Mr. John Esposito. Motion passed unanimously.

Respectfully submitted,

CHRISTOPHER C. SETARO, Chairman

JOHN J. ESPOSITO

JOSEPH L. SCOZZAFAVA



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A. D., 19

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, City of Danbury fire alarm boxes, wires and/or appurtenances on Connecticut Route 39 and Route 53 are in conflict with State of Connecticut Department of Transportation Project No. 34-244 under which the State is performing traffic computerization and minor improvements on said Routes 39 and 53; and

WHEREAS, it is in the public interest to remove and relocate said City fire alarm facilities; and

WHEREAS, it is essential to maintain Fire Department service to two City schools and and provide a number of street alarm boxes; and

WHEREAS, the State's equitable share of the cost of the removal and relocation of the affected fire alarm facilities is 50 percent of the cost of said readjustment, relocation or removal after deductions provided for under C. G. S. § 13a-126, as revised; and

WHEREAS, said estimate for completion of this work is \$4,207.60 less any depreciation reserve credits, and the State's share is \$2,103.80, less any depreciation reserve credits,

NOW, THEREFORE, BE IT RESOLVED THAT Gene F. Eriquez, Mayor of the City of Danbury is hereby authorized to sign the Letter Agreement with the State of Connecticut Department of Transportation, to sign all other documents in connection herewith, to accept any payments from the State and do all things necessary to effectuate the purposes hereof.



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

November 23, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

Re: Mutual Aid Agreements for Fire Emergencies

The committee appointed to review the Mutual Aid Agreement For Fire Emergencies met on November 23, 1992 at 7:30 P.M. in Room 432 of City Hall. In attendance were committee members Setaro, John Esposito and Scozzafava. Also in attendance were Fire Chief Antonio Lagarto, Assistant Corporation Counsel Laszlo Pinter, Warren Levy of the Volunteer Firefighters Council and Council members DaSilva, Scalzo, Arconti and Charles, ex-officio.

Chief Lagarto explained that the City has long maintained verbal mutual aid agreements with surrounding communities for emergency fire and ambulance assistance. Through this verbal agreement, the City and surrounding communities respond to requests from the other for emergency assistance if able to do so. The Agreement includes Danbury, New Fairfield, Sherman, and the New York State towns of Brewster, Patterson, Pawling and Putnam Lake. The advantage to the City in entering into a written mutual aid agreement is the clarification of a potentially ambiguous situation by listing the rights, liabilities, and reimbursement responsibilities of each municipality. The only additional cost which the City could incur through this Agreement is for reimbursement to a responding signatory community for expenses incurred if using chemical agents, foams, or disposable equipment in the control of the emergency. Similarly, the City would be reimbursed for such expenses upon its response to an emergency in a neighboring community.

Attorney Pinter stated that State statute enables municipalities to enter into mutual aid agreements such as that at issue. Mr. Esposito stated that in lieu of the State enabling legislation, codification of these verbal agreements is important since the City maintains the ability to request emergency assistance from neighboring municipalities, and the rights and liabilities of the signatory municipalities are clearly addressed, protecting the City and its firefighters as if they were working in the City. Mr. Levy added that

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sharing resources in this manner is positive and that the Volunteer Firefighters Council supported passage of the Mutual Aid Agreement.

Mr. Setaro questioned the extent of City liability when its firefighters respond to an emergency in another municipality. Attorney Pinter responded that when acting in another municipality, City liability is no different than if responding to an emergency in Danbury.

After discussion, Mr. Esposito moved that the committee recommend to the Common Council approval of the Mutual Aid Agreement For Additional Fire Protection and that the City enter into said Agreement with New Fairfield, Sherman and the New York State communities of Brewster, Patterson, Pawling and Putnam Lake. Seconded by Mr. Scozzafava. Motion passed unanimously.

Respectfully submitted,

CHRISTOPHER C. SETARO, Chairman

JOHN J. ESPOSITO

JOSEPH L. SCOZZAFAVA



29

CITY OF DANBURY

155 DEERHOLE AVENUE
DANBURY, CONNECTICUT 06810

COMMON COUNCIL

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

Re: Restrictions on Use of Athletic Fields to Residents/Taxpayers

The committee appointed to review possible restrictions on the use of athletic fields to residents and taxpayers met on November 16, 1992 at 7:30pm in Room 432 at City Hall. This was the second meeting of the committee. In attendance were councilmembers Arconti and Fazio. Councilman DaSilva notified the chairman of his absence due to illness. Also in attendance were: Councilwoman Coladarci, ex-officio, Asst. Corporation Counsel Les Pinter, Director of Parks & Recreation Robert Ryerson, Lynn Waller, and Dan Curtin and Bob McLeod of D.A.Y.O.

The rules were waived to allow all those present to speak. Chairman Arconti acknowledged Mr. Ryerson's efforts in obtaining the information and reports requested at the previous meeting and distributing them to the committee members prior to this meeting.

Mr. Curtin explained that D.A.Y.O. sponsors multi-sport leagues, including baseball, football, T-Ball, and basketball. He then addressed problems facing the baseball league from D.A.Y.O.'s point of view, and offered the following:

During the 1992 season, 26 teams comprised of about 350 teenagers (ages 13-18), were scheduled about 50 hours of field time per week. D.A.Y.O. projects the 1993 season to grow to nearly 450 teenagers. They feel they need about 240 hours of field time per week to implement a safe, meaningful, and productive program. This would accommodate 2 hours of practice and 6 hours of game time for each team per week. Mr. Curtin also stated that D.A.Y.O. has an active fundraising committee and that they have contributed approximately \$75,000 to the programs. He stated that the D.A.Y.O. board of directors would like to continue such financial involvement in the programs but are hesitant to do so without a commitment from the City to ensure that D.A.Y.O. participants will receive maximum benefit from their efforts.

Mr. Ryerson stated that he has always considered youth programs to have priority for field use.

After much discussion, the following consensus was reached by those participating in the committee meeting:

1. That Danbury's athletic fields are overextended, causing schedule problems, inadequate availability and hampering optimum maintenance of fields.

2. That a restrictive ordinance prohibiting non-taxpaying players would do little to help alleviate problems in the short term.

3. That there are not currently enough athletic facilities to accommodate Danbury's growing participation in organized sports.

It was further agreed that the following actions will be taken by the Director of Parks & Recreation, all of which are within his authority:

1. Make all reasonable efforts necessary to install lights on one of the baseball fields at Rogers Park before the start of the 1993 baseball season.

2. Extend priority scheduling to the D.A.Y.O. baseball league, attempting to accommodate their entire schedule at the two baseball fields in Rogers Park.

3. Work with Western Connecticut State University to locate alternate sites for their needs and explore future reciprocal arrangements concerning City and State athletic facilities.

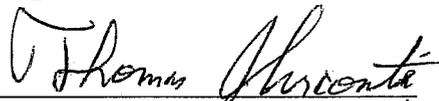
4. Encourage the Mens Senior Baseball League and the Touch Football League to secure use of fields in other towns to accommodate home/away games and thereby relieve some of the burden on Danbury.

5. Explore setting up a fee schedule for use of athletic fields, with proceeds earmarked for field maintenance and improvements. Mr. Ryerson will submit a proposal or report on this issue to the Common Council by the February, 1993 meeting.

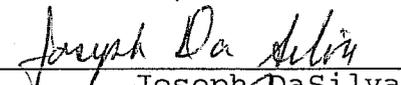
It was noted that the Parks & Recreation Commission is currently addressing the long term needs for athletic facilities as part of the Master Plan for the City. It was further noted that impending Council action on a separate issue pertaining to additional soccer fields could help provide relief for currently overused fields.

Meeting adjourned at 9:25pm.

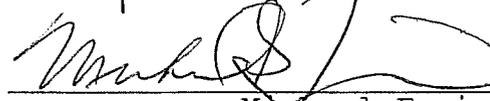
Respectfully Submitted,



Thomas Arconti



Joseph DaSilva



Michael Fazio



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CITY OF DANBURY

155 DEER HOLT AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

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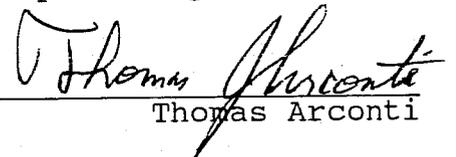
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- 3. Work with Western Connecticut State University to locate alternate sites for their needs and explore future reciprocal arrangements concerning City and State athletic facilities.
- 4. Encourage the Mens Senior Baseball League and the Touch Football League to secure use of fields in other towns to accommodate home/away games and thereby relieve some of the burden on Danbury.
- 5. Explore setting up a fee schedule for use of athletic fields, with proceeds earmarked for field maintenance and improvements. Mr. Ryerson will submit a proposal or report on this issue to the Common Council by the February, 1993 meeting.

It was noted that the Parks & Recreation Commission is currently addressing the long term needs for athletic facilities as part of the Master Plan for the City. It was further noted that impending Council action on a separate issue pertaining to additional soccer fields could help provide relief for currently overused fields.

Meeting adjourned at 9:25pm.

Respectfully Submitted,



 Thomas Arconti

 Joseph DaSilva

 Michael Fazio



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

Re: Purchase of City property on Golden Hill

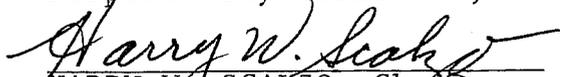
The Common Council Committee appointed to review the request to purchase City property on Golden Hill Road met on November 10, 1992 at 7:35 P.M. in Room 432 in City Hall. Present were committee members Scalzo and Outlaw. Also in attendance were Assistant Planning Director Susan DeCina, Tax Assessor Robert Coyne, City Engineer Jack Schweitzer and the petitioners Jean and Al Hazard.

Mr. and Mrs. Hazard stated that as adjacent property owners they were interested in purchasing the property for security measures for their property and to prevent trespassers from entering the property. If they were allowed to purchase the land they would maintain the property, clean it up and prevent future disposal of trash on the property.

A positive recommendation was received from the Planning Commission as well as a positive recommendation from the Planning Department. Mr. Schweitzer and Mr. Coyne presented detailed maps and property descriptions to the committee.

After much discussion, it was established that the City Engineer should determine what, if any, land should be retained by the City for future road improvements and for protecting the brook and maintaining the water line which runs across the brook at the northern boundary of the parcel. Mrs. Outlaw made a motion recommending sale of that portion of land up to the brook be sold to Al and Jean Hazard after a survey of the land by the City Engineer and the proper documents are formulated by the Corporation Counsel protecting the brook and water line. Seconded by Mr. Scalzo and passed unanimously. The Tax Assessor will set the sale price of the parcel of land to be sold.

Respectfully submitted,


HARRY W. SCALZO, Chairman


DOROTHY OUTLAW


DONALD BOUGHTON



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

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Respectfully submitted,

HARRY W. SCALZO, Chairman

DOROTHY OUTLAW

DONALD BOUGHTON

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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

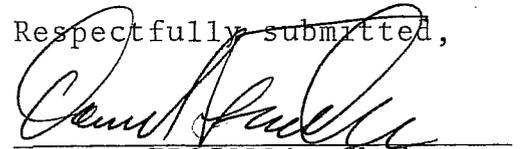
Re: Request to purchase City Land on Alexander D Avenue

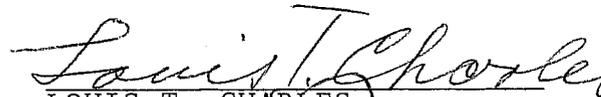
On Wednesday, November 18th the ad hoc committee to review the purchase of city owned land on Alexander D Avenue met. In attendance were Trocolla, Charles and Fazio. Also in attendance were Jack Schweitzer and Susan DeCina.

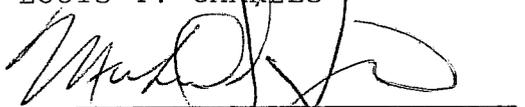
Mr. Trocolla read the Planning Commission recommendation. Mr. Charles moved to waive rules and allow informal discussion. Seconded by Mr. Fazio.

Mr. Schweitzer indicated that there is no reason to sell the property since the City would have to retain the rights to place snow on the property. Since the Sabene's did not attend to explain their reasons for purchasing the property, Mr. Charles moved to recommend to the Council that we retain the rights to the property for snow removal. Seconded by Mr. Fazio. Meeting was adjourned at 7:40 P.M.

Respectfully submitted,


DANIEL TROCOLLA, Chairman


LOUIS T. CHARLES


MICHAEL S. FAZIO



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

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Respectfully submitted,

DANIEL TROCOLLA, Chairman

LOUIS T. CHARLES

MICHAEL S. FAZIO



B

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

Re: Request to purchase or rent City land on Lyons Street

Committee to review the request to purchase or rent City land on Lyons Street met on November 17, 1992 at 8:00 P.M. in Room 432 in City Hall. In attendance were committee members Dean Esposito, Coladarci and Fazio. Also in attendance were Robert Ely and Lynn Waller. Mr. Fazio made a motion to waive the rules, seconded by Mrs. Coladarci.

Dean Esposito question Mr. Ely on his reasons for renting the land. Mr. Ely explained how he has used the land for the past 25 years and would like to continue it use legally.

With a positive recommendation from the Planning Commission.

Mrs. Coladarci made a motion to recommend approval of renting the Lyons Street land to Mr. Ely with a price to be set in the lease. Also a hold harmless agreement to be signed. And the understanding that the agreement will be terminated at the time the City needs the area to improve the road. Motion was seconded by Mr. Fazio and passed un-animously.

Respectfully submitted,

DEAN E. ESPOSITO, Chairman

EILEEN S. COLADARCI

MICHAEL S. FAZIO



B

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

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With a positive recommendation from the Planning Commission.

Mrs. Coladarci made a motion to recommend approval of renting the Lyons Street land to Mr. Ely with a price to be set in the lease. Also a hold harmless agreement to be signed. And the understanding that the agreement will be terminated at the time the City needs the area to improve the road. Motion was seconded by Mr. Fazio and passed un-animously.

Respectfully submitted,

DEAN E. ESPOSITO, Chairman

EILEEN S. COLADARCI

MICHAEL S. FAZIO



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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

PROGRESS
REPORT

December 1, 1992

Honorable Mayor Gene F. Eriquez
Honorable Members of the Common Council

Re: Agreement between the City and Harold Garafalo

The Common Council Committee appointed to review the agreement between the City and Harold Garafalo met on November 9, 1992 at 7:00 P.M. in Room 432 in City Hall. In attendance were committee members Butera, Cipriani and Fazio. Also in attendance was Harold Garafalo.

Letters were submitted by Frank Cavagna, Superintendent of Highways and Richard Beck, sidewalk inspector. Both letters received stated that they did not promise reimbursement to Mr. Garafalo for sidewalk replacement.

A motion was made by Mr. Cipriani to have Mr. Cavagna and Mr. Beck appear before the committee in order to answer questions that cannot be resolved by correspondence. Seconded by Mr. Fazio. Motion carried unanimously.

Respectfully submitted,

JANET BUTERA, Chairman

ALFRED CIPRIANI

MICHAEL FAZIO

26

COMMON COUNCIL - ROLL CALL

<u>NAME</u>	<u>YES</u>	<u>NO</u>
MICHAEL S. FAZIO	✓	
HARRY W. SCALZO	✓	
MICHAEL FALZONE	✓	
BERNARD P. GALLO		
THOMAS J. ARCONTI	✓	
EILEEN S. COLADARCI	✓	
ERNEST M. BOYNTON		
KATHLEEN M. DENNEHY	✓	
CHRISTOPHER C. SETARO	✓	
DEBORAH GOGLIETTINO	✓	
JOSEPH DaSILVA	✓	
JOHN ESPOSITO		✓
DEAN E. ESPOSITO	✓	
DOROTHY OUTLAW	✓	
ANTHONY CASSANO	✓	
LOUIS T. CHARLES	✓	
DONALD BOUGHTON		✓
JANET D. BUTERA	✓	
ALFRED CIPRIANI	✓	
DANIEL COZZAFAVA		
DANIEL TROCOLLA	1540	3 ✓ nos -

26 to remove the question

COMMON COUNCIL - ROLL CALL

<u>NAME</u>	<u>YES</u>	<u>NO</u>
MICHAEL S. FAZIO		✓
HARRY W. SCALZO		✓
MICHAEL FALZONE	✓	
BERNARD P. GALLO		
THOMAS J. ARCONTI		✓
EILEEN S. COLADARCI	✓	
ERNEST M. BOYNTON		
KATHLEEN M. DENNEHY	✓	
CHRISTOPHER C. SETARO	✓	
DEBORAH GOGLIETTINO	✓	
JOSEPH DaSILVA	✓	
JOHN ESPOSITO		✓
DEAN E. ESPOSITO		✓
DOROTHY OUTLAW	✓	
ANTHONY CASSANO	✓	
LOUIS T. CHARLES	✓	
DONALD BOUGHTON	✓	
JANET D. BUTERA	✓	
ALFRED CIPRIANI	✓	
JOSEPH SCOZZAFAVA		
DANIEL TROCOLLA		✓ 6 no
	12 yes	

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COMMON COUNCIL - ROLL CALL

NAME	YES	NO
MICHAEL S. FAZIO		✓
HARRY W. SCALZO	✓	
MICHAEL FALZONE	✓	
BERNARD P. GALLO	asb	
THOMAS J. ARCONTI	✓	
EILEEN S. COLADARCI	✓	
ERNEST M. BOYNTON	asb	
KATHLEEN M. DENNEHY	✓	
CHRISTOPHER C. SETARO	✓	
DEBORAH GOGLIETTINO	✓	
JOSEPH DaSILVA	✓	
JOHN ESPOSITO	✓	
DEAN E. ESPOSITO	✓	
DOROTHY OUTLAW		✓
ANTHONY CASSANO	✓	
LOUIS T. CHARLES	✓	
DONALD BOUGHTON	✓	
JANET D. BUTERA	✓	
ALFRED CIPRIANI	✓	
JOSEPH SCOZZAFAVA		
DANIEL TROCOLLA	✓	2 no

14 yes